



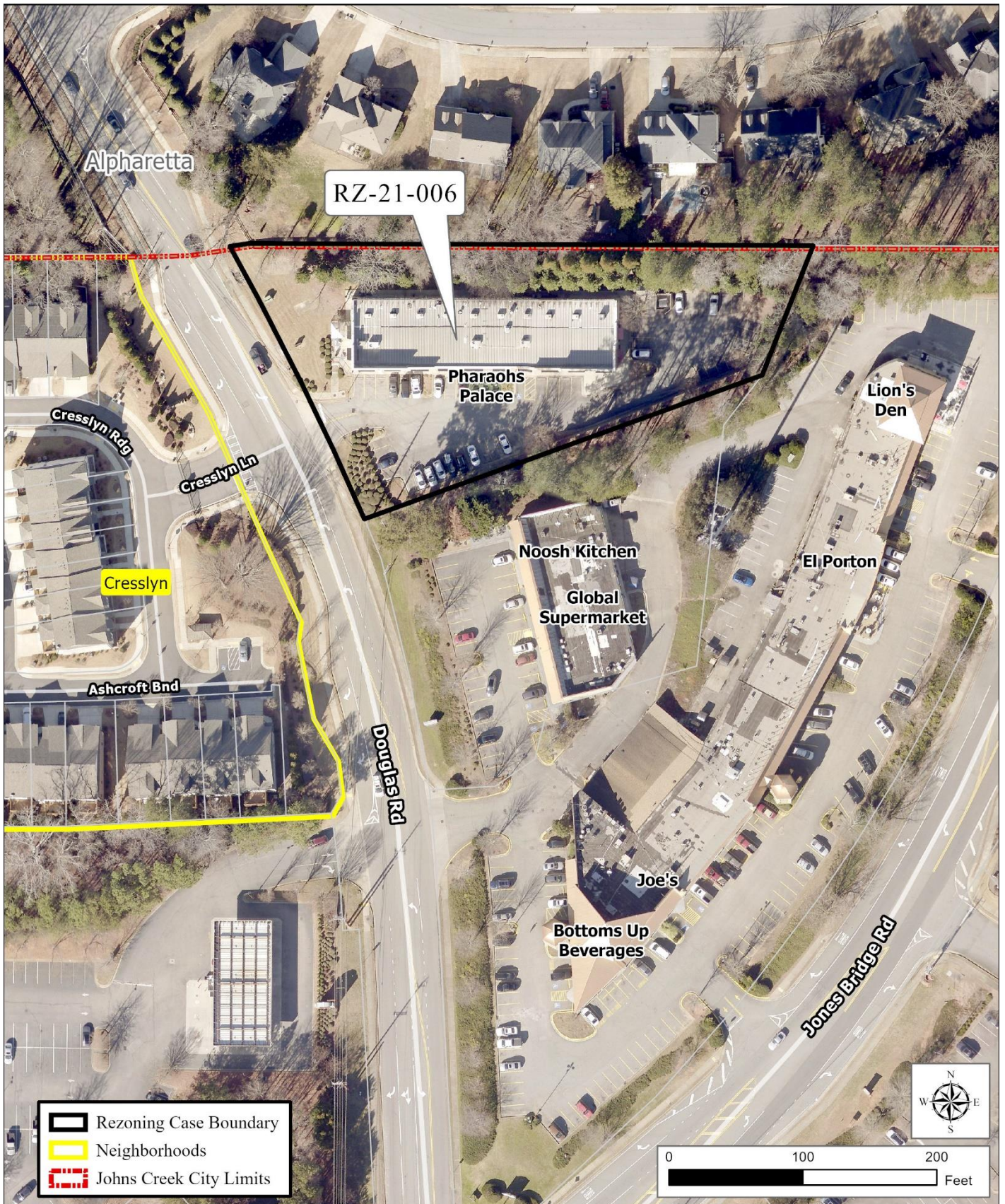
## Land Use Petition for RZ-21-006 and VC-21-006-01, 02, 03

<b>CASE NUMBER:</b>	RZ-21-006 VC-21-006-01, VC-21-006-02, VC-21-006-03
<b>CURRENT ZONING:</b>	C-1 (Community Business District) Conditional
<b>PROPOSED ZONING:</b>	MIX (Mixed Use District)
<b>LOCATION:</b>	11890 Douglas Road
<b>ACREAGE:</b>	1.463 acres
<b>COMPREHENSIVE PLAN COMMUNITY AREA:</b>	Johns Creek North
<b>DISTRICT/SECTION/LAND LOT(S):</b>	1 <sup>st</sup> District, 1 <sup>st</sup> Section, Land Lot 233
<b>PROJECT DESCRIPTION:</b>	<p>Rezone the existing property from C-1 Conditional to MIX, to allow for a 7,000 square-foot retail building and 9 residential units, with three concurrent variances:</p> <ul style="list-style-type: none"><li>• VC-21-006-01: reduce the number of required parking spaces from 53 to 50;</li><li>• VC-21-006-02: replace 10-foot improvement setback with a 10-foot building setback along the north property line;</li><li>• VC-21-006-03: eliminate 20% common open space requirement.</li></ul>
<b>APPLICANT:</b>	SSD Properties LLC 11890 Douglas Road, Suite 110 Johns Creek, GA 30005 Contact: Sid Tejapaul Phone: 770-842-7383 Email: samirproperties@bellsouth.net
<b>OWNERS:</b>	SSD Properties LLC 11890 Douglas Road, Suite 110 Johns Creek, GA 30005
<b>CASE PLANNER:</b>	Ruchi Agarwal 678.512.3293 <a href="mailto:Ruchi.Agarwal@johnscreekga.gov">Ruchi.Agarwal@johnscreekga.gov</a>

### Community Development



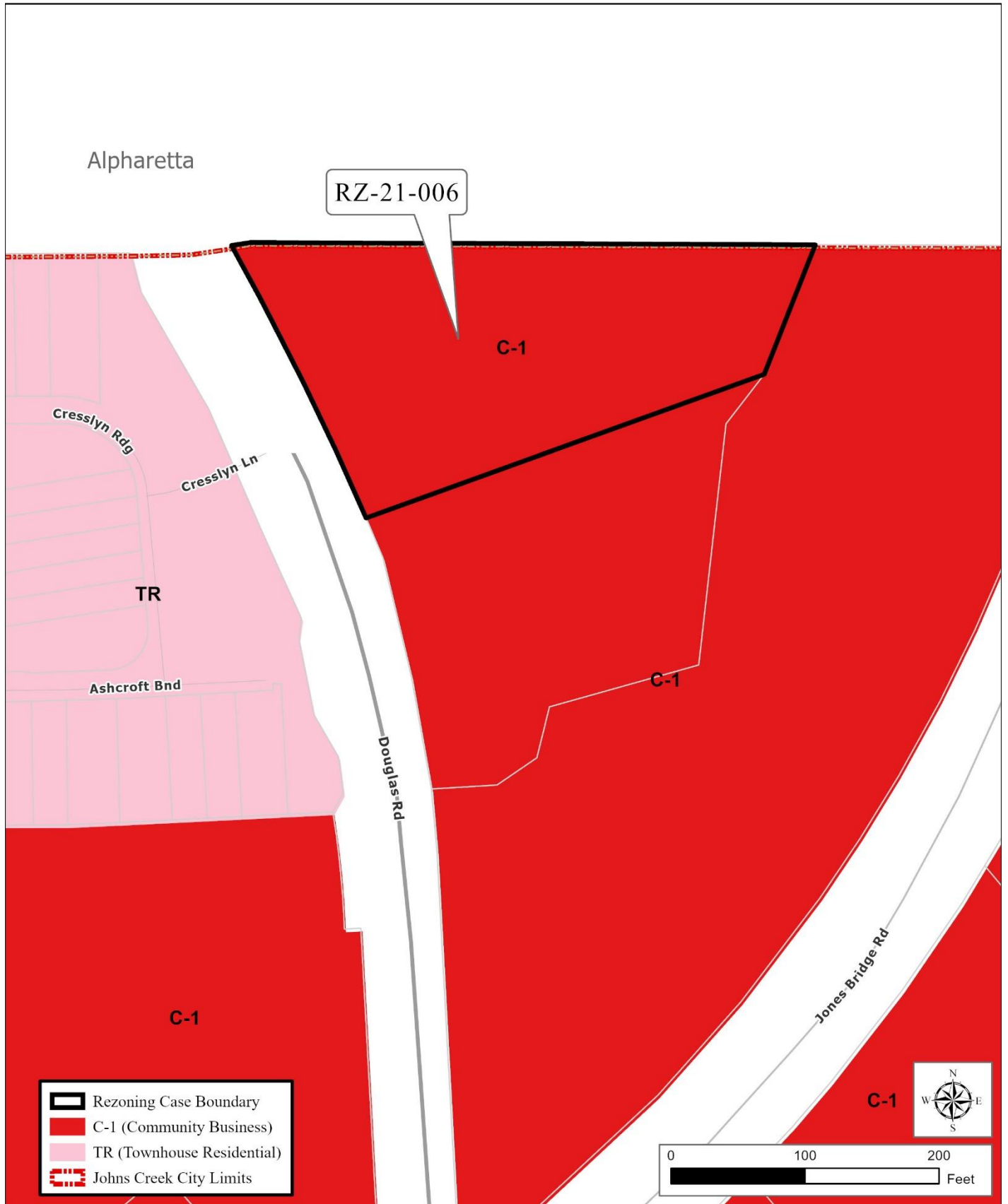
# Aerial Map



## Community Development



# Zoning Map



## Community Development



# Adopted Future Land Use Map



Alpharetta

RZ-21-006

Cresslyn Ln

Cresslyn Rdg

Ashcroft Bnd

Douglas Rd

Jones Bridge Rd

- Rezoning Case Boundary
- Residential - 3 units or less (R3)
- Mixed Use - Low Intensity
- Johns Creek City Limits



0 100 200  
Feet

## Community Development